

CREATING  
WORTH



# INFORMATION MEMORANDUM



**1520**<sup>TM</sup>  
**PASCOE  
VALE  
ROAD  
ROXBURGH PARK**



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# INTRODUCTION

CVA Property Consultants are pleased to offer the opportunity to become part of the newest commercial complex in Roxburgh Park.

Benefiting from its ideal location on Pascoe Vale Road, this outstanding development will offer a versatile and diverse range of accommodation options strategically positioned to service the growing wider community.

CVA strongly recommend your serious consideration of **1500 Pascoe Vale Road, Roxburgh Park**

## KEY --- ATTRIBUTES



Five level office building, retail & medical suites & restricted retail/showrooms



Committed tenants include Heart West, Kool Kidz Child Care, BP, Bridgestone, Burger Edge and Oporto



Over 450 car spaces



# EXECUTIVE SUMMARY

## 1500 PASCOE VALE ROAD, ROXBURGH PARK

A brand new commercial & medical hub located in the heart of Roxburgh Park.

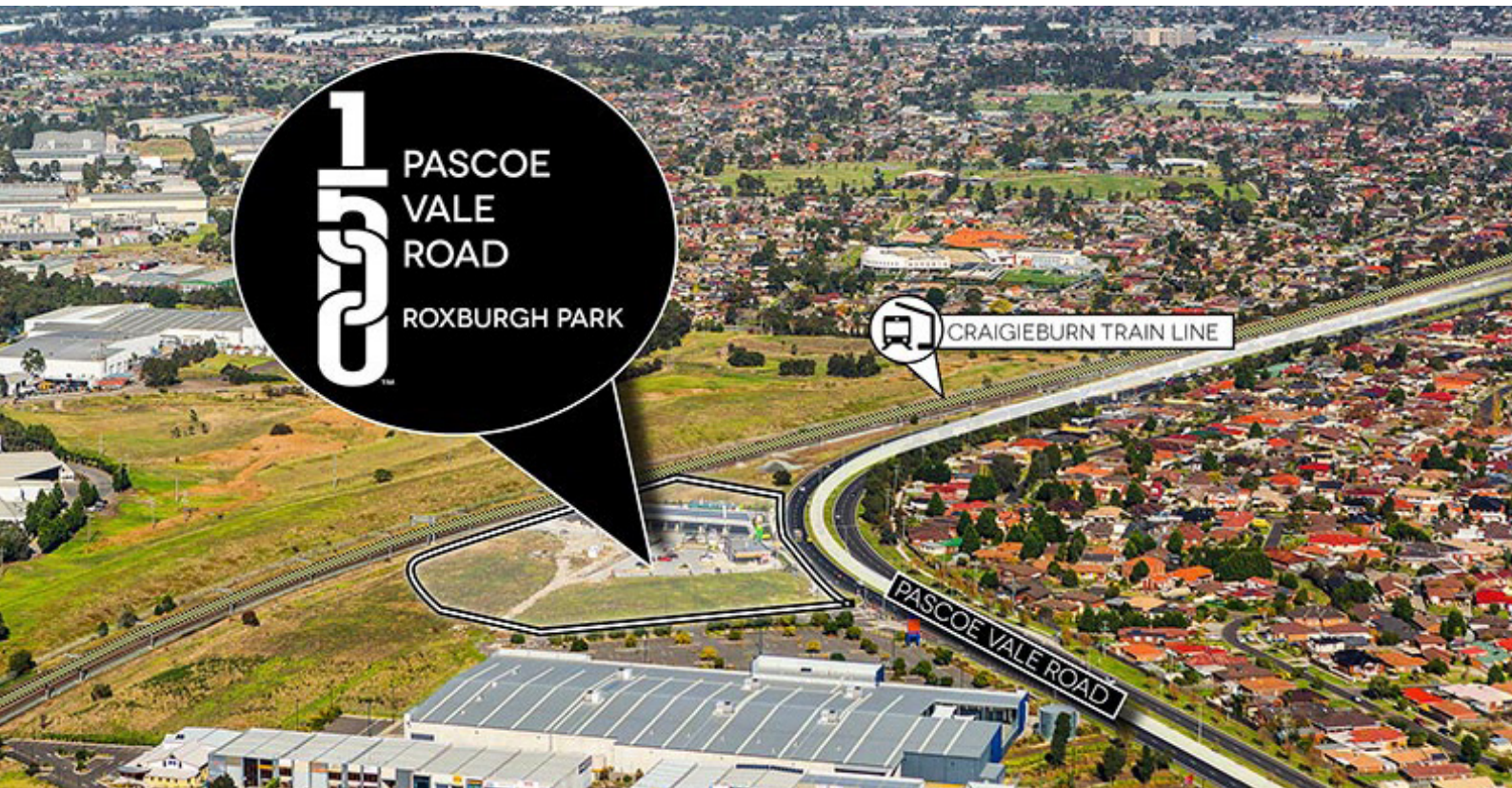
**Building area:** Office areas from 26m<sup>2</sup>\* - 968m<sup>2</sup>\*  
Retail areas from 58m<sup>2</sup>\* - 434m<sup>2</sup>\*  
Restricted retail/showroom areas from 692m<sup>2</sup>\* - 847m<sup>2</sup>\*

**Frontage:** 190m\* to Pascoe Vale Road

**Parking:** Over 450 car spaces on-site

**Method:** **Lease**  
**Office levels Ground to Level 2 are available for sale or lease**

**Availability:** Mid to late 2019



# 1500 ROXBURGH



## Five Level Office Building

### GROUND FLOOR TO LEVEL 2:

- Floor spaces: 26m<sup>2</sup>\* - 223m<sup>2</sup>\*
- Lease price range: \$10,300p.a. - \$64,000p.a.
- Sale price range: \$142,500 - \$894,000

### LEVEL 3 TO LEVEL 4:

- Floor spaces: 100m<sup>2</sup>\* - 968m<sup>2</sup>\*
- Individual suites, quarter, half or whole floors available
- Lease price range: \$28,500p.a. - \$237,160p.a.



## Retail & Medical

### 10 RETAIL & MEDICAL SUITES

- Building areas: 58m<sup>2</sup>\* - 330m<sup>2</sup>\*
- Lease price range: \$24,360 - \$99,000p.a.

### 2 CAFE TENANCIES:

- 2 Cafe's from 190m<sup>2</sup>\* - 410m<sup>2</sup>\*
- Lease price range: \$66,500p.a. - \$143,500p.a.



## Restricted Retail/Showrooms

### 6 SHOWROOMS:

- Building areas: 692m<sup>2</sup>\* - 847m<sup>2</sup>\*
- Can be leased individually or combined
- Lease price range: \$118,000p.a. - \$144,000p.a.

# LOCATION



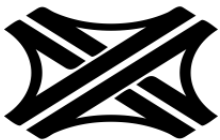
Located in the rapidly expanding suburb of Roxburgh Park, 20 kilometres from Melbourne's Central Business District.



Situated on Pascoe Vale Road close to Somerton Road intersection with over 38,000\* vehicles passing daily.



1km\* from Roxburgh Train Station  
1km\* from Coolaroo Railway Station



Less than 3km\* from Hume Highway  
Less than 5.5km\* from Western Ring Road  
Less than 6.5km\* from Hume Freeway



1km\* from Roxburgh Park Village  
4.5km\* from Broadmeadows Central  
1.1km\* from Roxburgh Park Hotel



# CONTACT DETAILS

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**MCKELLAR**

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# DISCLAIMER

This report has been compiled on the basis of information available. Though efforts have been made to verify or establish the accuracy of the material, it is not possible to warrant that it is accurate. Some predictions are estimates only and necessarily based on assumptions which may not occur. All parties should make their own independent enquiries with regard to all the information contained in this report. The report is intended to be general information only and will not form part of any contract nor is it to be taken as any form of any representation, warranty or inducement. The Agents and Representatives do not accept any responsibility for and will not be liable in respect of any of the contents of this report.

\*All areas listed are approximate



**APPENDIX 1** \_\_\_\_\_  
**PRICE LIST**





## PRICE LIST

1500 pascoe vale road, roxburgh park

OFFICES	BUILDING Area (m <sup>2</sup> )	LEASE PRICE	SALE PRICE
Ground - Suite 1	188	\$ 54,000.00	\$ 752,400.00
Ground - Suite 4	223	\$ 64,000.00	\$ 894,000.00
Level 1 - Suite 101	63	\$ 18,500.00	\$ 260,000.00
Level 1 - Suite 105	72	\$ 20,500.00	<b>SOLD</b>
Level 1 - Suite 107	27	\$ 10,500.00	\$ 145,000.00
Level 1 - Suite 108	33	\$ 11,000.00	<b>SOLD</b>
Level 1 - Suite 109	47	\$ 15,000.00	\$ 208,000.00
Level 1 - Suite 110	55	\$ 16,500.00	\$ <b>235,000.00</b>
Level 1 - Suite 111	88	\$ 24,500.00	\$ 350,000.00
Level 1 - Suite 112	40	\$ 13,000.00	\$ 185,000.00
Level 1 - Suite 113	40	\$ 13,000.00	\$ 185,000.00
Level 1 - Suite 115	45	\$ 14,500.00	\$ 207,500.00
Level 1 - Suite 116	48	\$ 15,000.00	\$ 210,000.00
Level 1 - Suite 117	48	\$ 15,000.00	\$ 210,000.00
Level 2 - Suite 201	63	\$ 19,000.00	\$ 265,000.00
Level 2 - Suite 202	55	\$ 17,000.00	\$ 240,000.00
Level 2 - Suite 203	34	\$ 11,500.00	<b>SOLD</b>
Level 2 - Suite 204	26	\$ 10,300.00	\$ 142,500.00
Level 2 - Suite 206	72	\$ 21,000.00	\$ 295,000.00
Level 2 - Suite 208	27	\$ 10,500.00	<b>SOLD</b>
Level 2 - Suite 209	33	\$ 11,500.00	<b>SOLD</b>
Level 2 - Suite 210	47	\$ 15,000.00	\$ 213,000.00
Level 2 - Suite 211	55	\$ 17,000.00	\$ 240,000.00
Level 2 - Suite 212	88	\$ 25,000.00	\$ 355,000.00
Level 2 - Suite 213	40	\$ 13,500.00	\$ 190,000.00
Level 2 - Suite 214	40	\$ 13,500.00	\$ 190,000.00
Level 2 - Suite 216	45	\$ 15,000.00	\$ 212,500.00
Level 2 - Suite 217	48	\$ 15,500.00	\$ 215,000.00
Level 2 - Suite 218	48	\$ 15,500.00	\$ 215,000.00
Level 2 - Suite 219	54	\$ 16,500.00	\$ 231,800.00
Level 3 - Suite 301	100	\$ 28,500.00	-
Level 3 - Suite 302	201	\$ 57,285.00	-
Level 3 - Suite 303	222	\$ 64,000.00	-
Level 3 - Suite 304	267	\$ 75,600.00	-
Level 3 - Suite 305	178	\$ 50,730.00	-
Level 3 - Qtr floor	215	\$ 64,500.00	-
Level 3 - Half floor	430	\$ 116,100.00	-
Level 3 - Whole floor	968	\$ 237,160.00	-

## PRICE LIST

1500 pascoe vale road, roxburgh park

OFFICES	BUILDING Area (m <sup>2</sup> )	LEASE PRICE	SALE PRICE
Level 4 - Suite 401	100	\$ 28,500.00	-
Level 4 - Suite 402	201	\$ 57,285.00	-
Level 4 - Suite 403	222	\$ 64,000.00	-
Level 4 - Suite 404	267	\$ 76,950.00	-
Level 4 - Suite 405	178	\$ 50,730.00	-
Level 4 - Qtr floor	215	\$ 64,500.00	-
Level 4 - Half floor	430	\$ 116,100.00	-
Level 4 - Whole floor	968	\$ 237,160.00	-

Restricted Retail / Showroom	BUILDING Area (m <sup>2</sup> )	LEASE PRICE	SALE PRICE
Showroom 1	847	\$ 144,000.00	-
Showroom 2	830	\$ 141,000.00	-
Showroom 3	813	\$ 139,000.00	-
Showroom 4	788	\$ 134,000.00	-
Showroom 5	750	\$ 128,000.00	-
Showroom 6	692	\$ 118,000.00	-

retail	BUILDING Area (m <sup>2</sup> )	LEASE PRICE	SALE PRICE
Café 1	214	\$ 74,900.00	-
Café 2	220	\$ 77,000.00	-
Café Combined	434	\$ 151,900.00	-
Suite 1	76	\$ 31,920.00	-
Suite 2	66	\$ 27,720.00	-
Suite 3	59	\$ 24,780.00	-
Suite 4	346	<b>UNDER OFFER</b>	-
Suite 5	82	<b>UNDER OFFER</b>	-
Suite 6	110	\$ 38,500.00	-
Suite 7	351	<b>UNDER OFFER</b>	-
Suite 8	110	<b>UNDER OFFER</b>	-
Suite 9	87	\$ 32,625.00	-
Suite 10	1000	<b>LEASED</b>	-
Child Care Centre	2000	<b>LEASED</b>	-

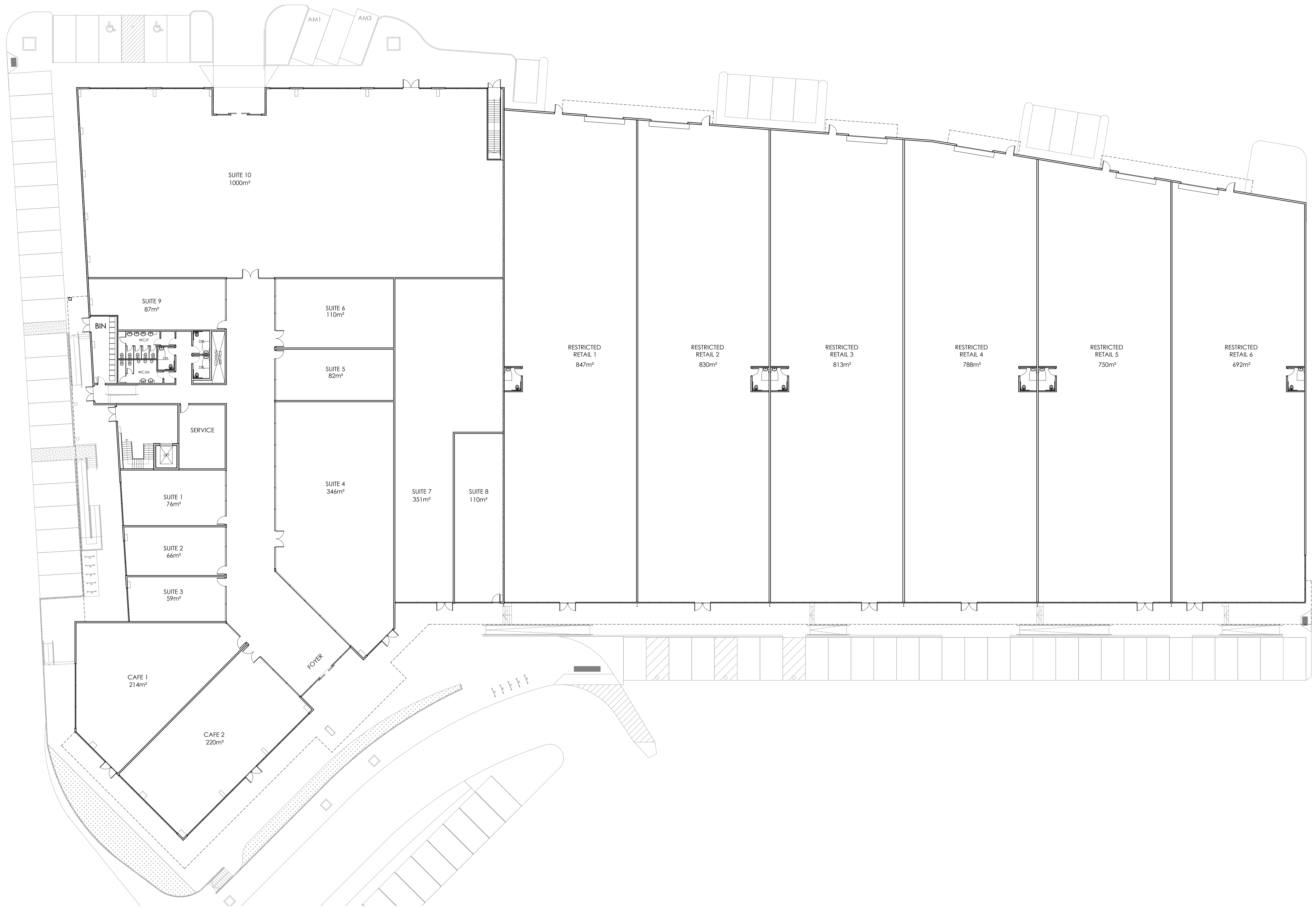
PRICES SUBJECT TO CHANGE

# APPENDIX 2

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# PLANS



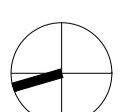


**NOTE**

REVISION	DESCRIPTION	DATE	BY
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PROJECT  
 1500 PASCOE VALE RD

**PROPOSED MEDICAL CENTRE & LARGE FORMAT RETAIL FLOOR PLAN**  
 DRAWN RL SCALE 1 : 200 1 : 400  
 CHECKED SZ AT A1 A3  
 AUTHORISED JS 09/11/18



**A002**

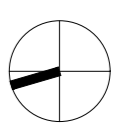
REVISION R1

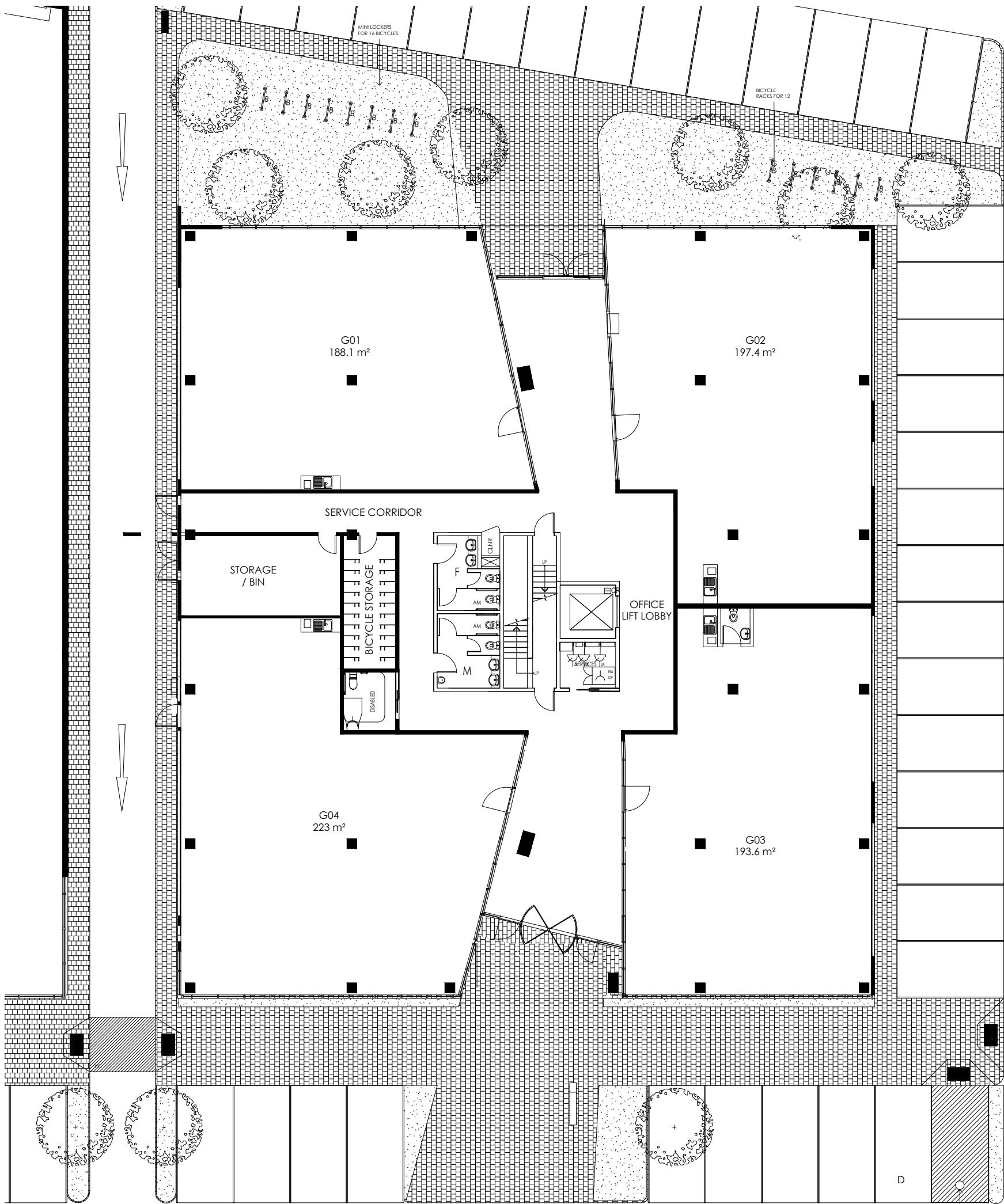


REVISION	DESCRIPTION	DATE	BY
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PROJECT  
**1500 PASCOE VALE RD**

PROPOSED MEDICAL CENTRE FLOOR PLAN			
DRAWN	RL	SCALE	1 : 150
CHECKED	SZ	AT	A1
AUTHORISED	JS		09/11/18
			1 : 300 A3



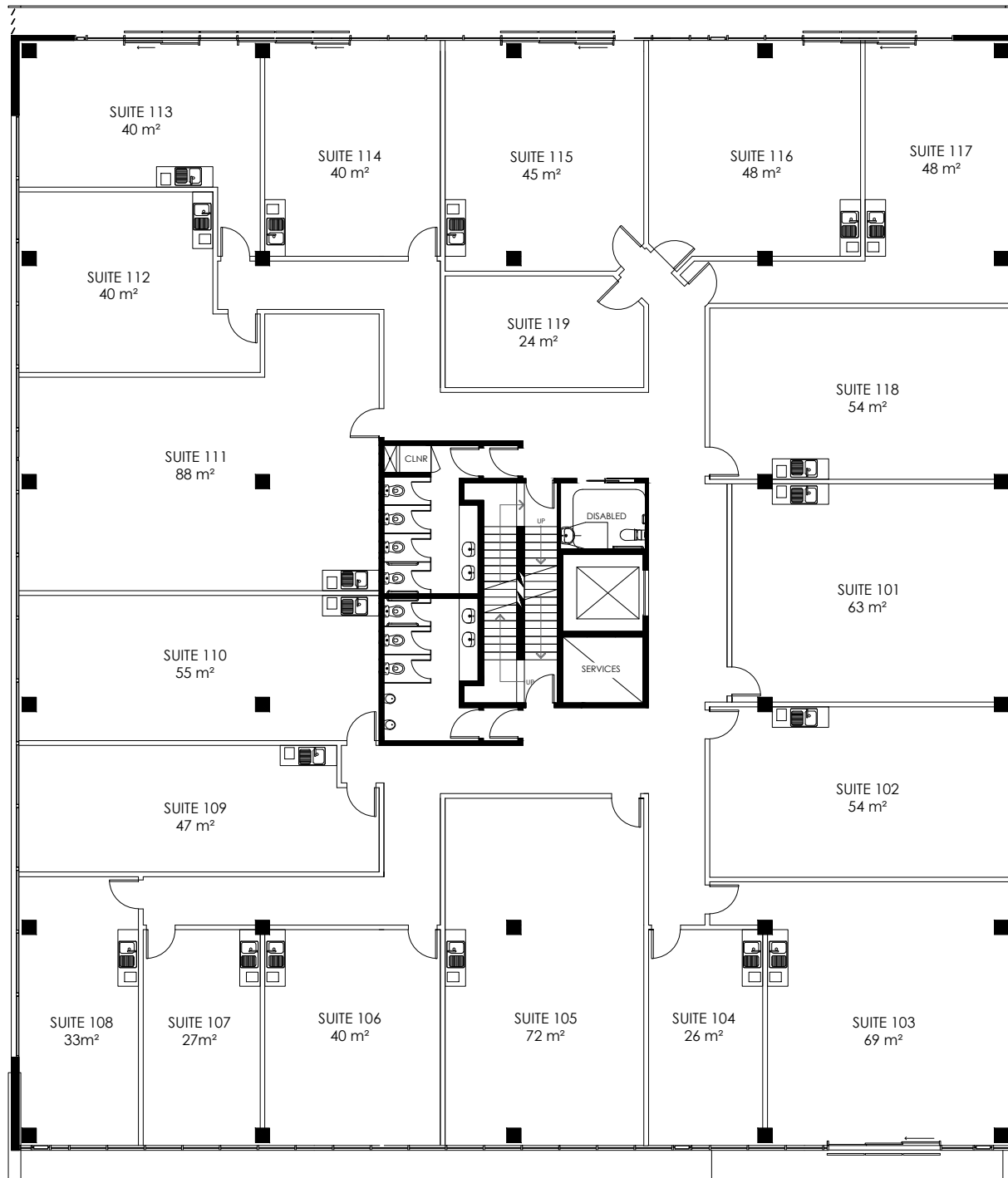


BOLLARD 750 FROM FACE OF AISLE (TYP)

**NOTE**

**OFFICE PLAN GROUND FLOOR**





**NOTE**

**PROJECT**  
 Roxburgh Park

1500 Pascoe Vale Road, Coolaroo

DRAWN RL  
 CHECKED JS  
 AUTHORISED JS

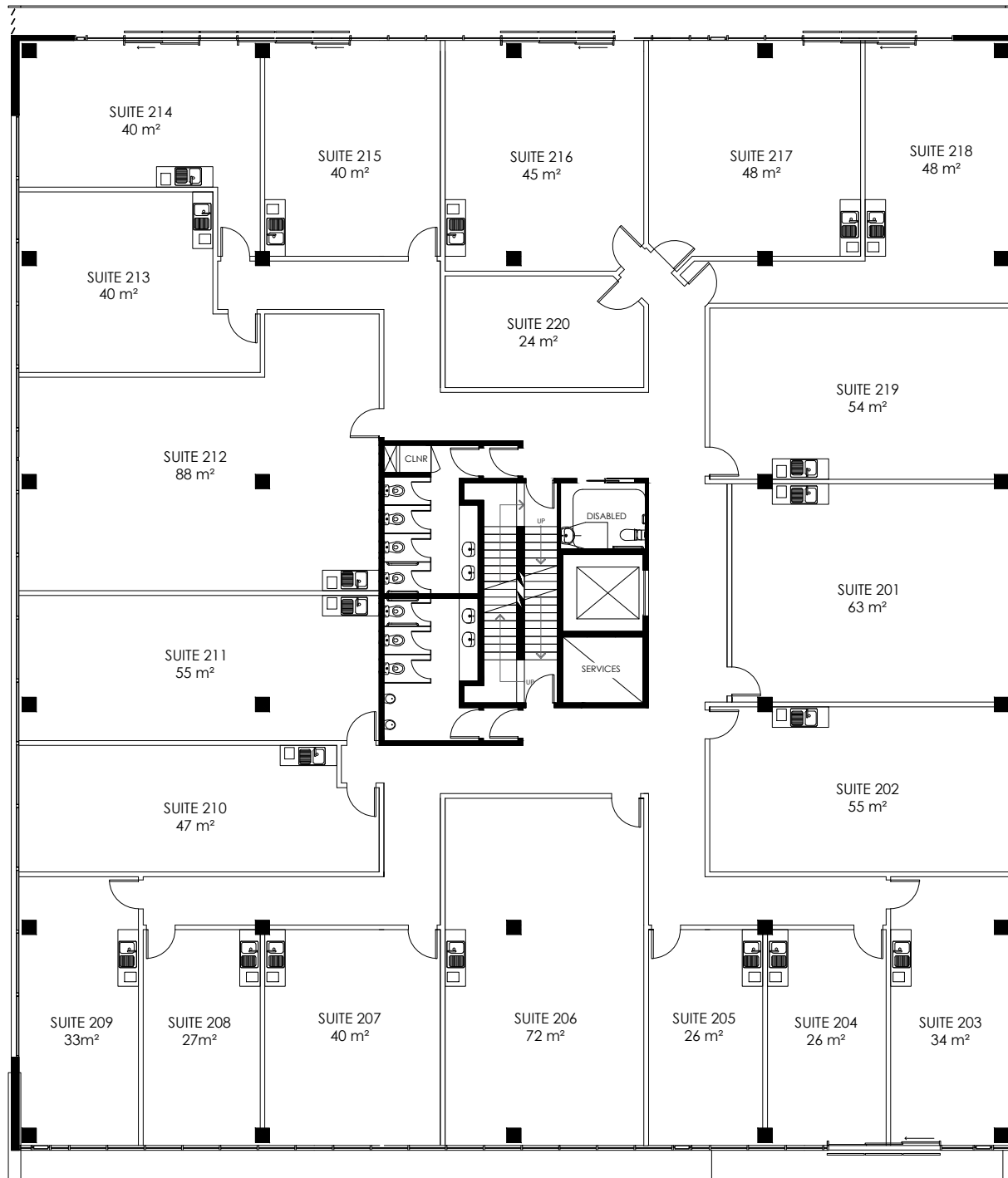
**OFFICE PLAN LEVEL 1**

SCALE 1:200  
 AT A3  
 15/06/18



**A002**

REVISION R1



**NOTE**

**PROJECT**  
 Roxburgh Park

1500 Pascoe Vale Road, Coolaroo

DRAWN RL  
 CHECKED JS  
 AUTHORISED JS

**OFFICE PLAN LEVEL 2**

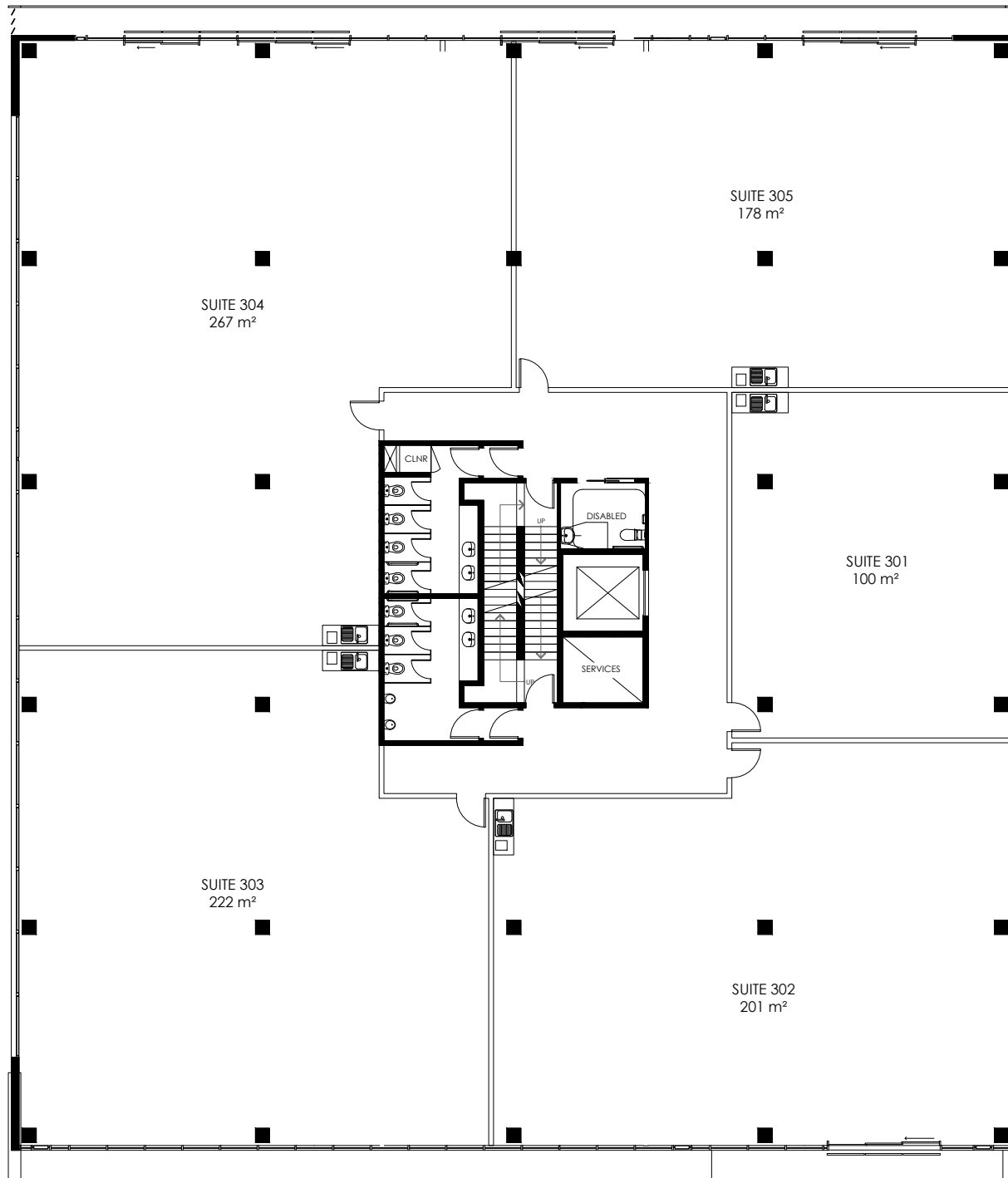
SCALE 1:200  
 AT A3  
 15/06/18



**A003**

REVISION R1





**NOTE**

**PROJECT**  
 Roxburgh Park

1500 Pascoe Vale Road, Coolaroo

DRAWN RL  
 CHECKED JS  
 AUTHORISED JS

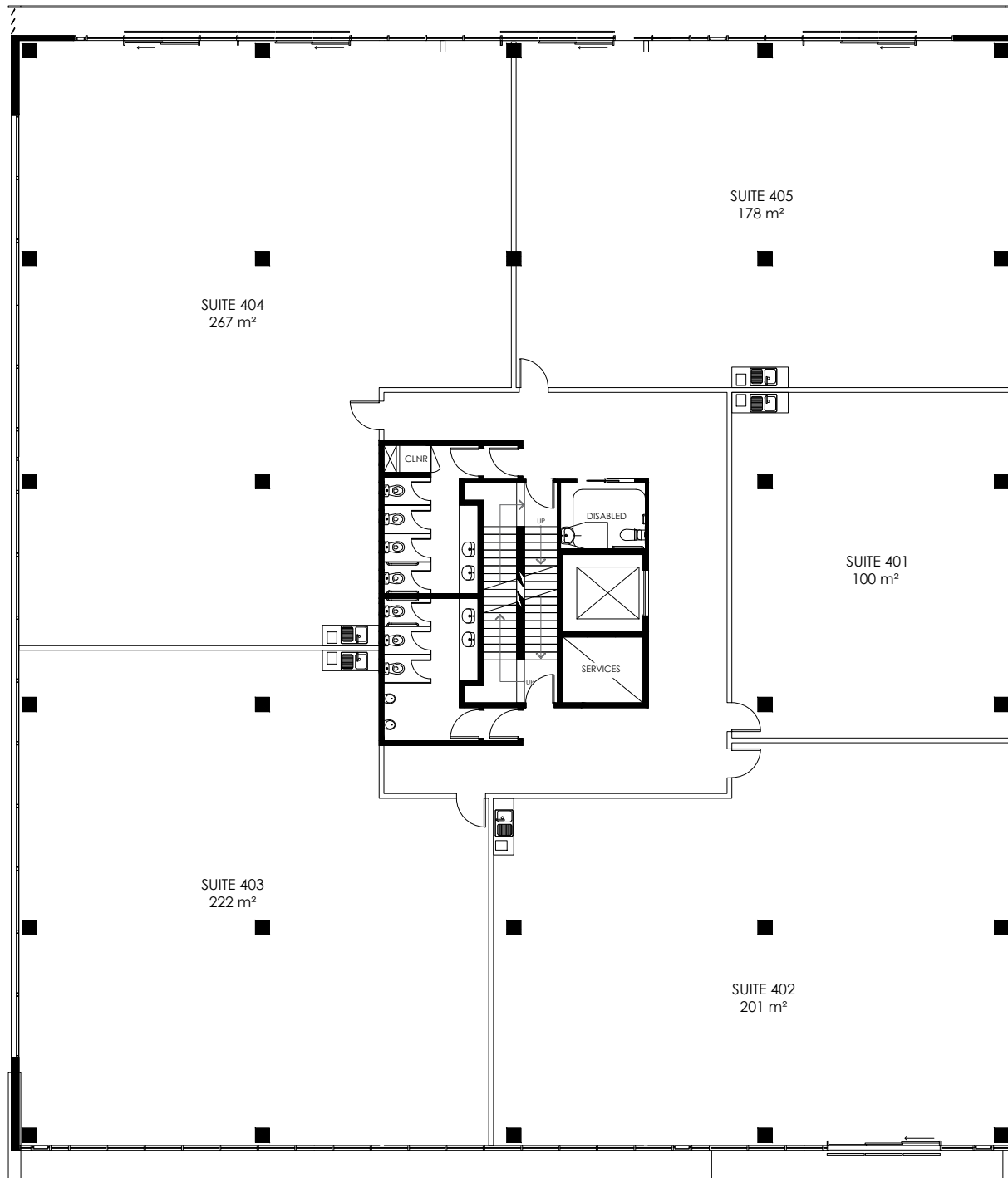
**OFFICE PLAN LEVEL 3**

SCALE 1:200  
 AT A3  
 15/06/18



**A004**

REVISION R1



**NOTE**

**PROJECT**  
Roxburgh Park

1500 Pascoe Vale Road, Coolaroo

DRAWN RL  
 CHECKED JS  
 AUTHORISED JS

**OFFICE PLAN LEVEL 4**

SCALE 1:200  
 AT A3  
 15/06/18



**A005**

REVISION R1